



Danny Heffernan
USEPA Region 8 Brownfields Contact
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129
Phone: (303) 312-7074

November 15, 2017

**Subject: Brownfields Assessment Grant Proposal
City of Missoula, Montana**

Dear Mr. Heffernan:

The City of Missoula, Montana respectfully submits this Brownfield community-wide hazardous substance and petroleum assessment grant proposal. The City is requesting \$200,000 in hazardous substance and \$100,000 in petroleum funding to complete assessments on brownfield sites within the City Limits, focusing on three state-sanctioned Urban Renewal Districts (URDs) located along the Clark Fork River and underutilized Bitterroot Branch rail line.

The City has 39 years of redevelopment experience since the charter of its redevelopment arm, Missoula Redevelopment Agency, and has operated a Brownfields Program since 1998, the longest-running of any in Montana. The City's experience leveraging local redevelopment resources, such as Tax Increment Financing (TIF) in the URDs, and history of managing all three types of Brownfields grants (Assessment, Revolving Loan Fund, and Cleanup) has led to great improvements in Missoula. Using past Brownfields funds, the City facilitated cleanup of the 50-acre Missoula Sawmill Site, and developed a 14-acre riverfront park on this site connecting our riverfront trail system. Brownfields work on the site led to large-scale private investment in the Old Sawmill District over the past three years. With a previous assessment grant, we assessed properties now slated to host a waterfront hotel and convention center in the heart of downtown.

With a new grant, we hope to extend revitalization outwards and focus on brownfields along the downtown riverfront and southward following the Bitterroot Branch rail line, which isolates neighborhoods where we see our highest concentrations of poverty and public health concerns. The Bitterroot Branch area contains numerous empty brownfields and underutilized warehouses, which exacerbate poverty and limit private investment. Continued brownfields revitalization on former sites of wood products industry manufacturing and rail-supported industry would allow infill density, completion of two trail systems, creation of additional parks, and supports efforts to connect low-income neighborhoods with the rest of the community.

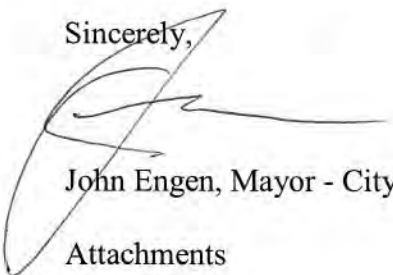
The redevelopment vision of promoting infill development in Missoula is clearly articulated in the URD Redevelopment Plans and Greater Downtown Master Plan. Assessment grant funds are needed to resolve environmental uncertainties on infill brownfields, which in turn will encourage private investment, generate more tax increment in our URDs, and create jobs and affordable workforce housing in the core of Missoula. A brownfields assessment grant will help refocus development on our riverfront and Bitterroot Branch areas for the benefit of all.

GRANT SPECIFICS

- a. Applicant Identification: City of Missoula
435 Ryman Street
Missoula, Montana 59802
DUNS #: 01-4313894
- b. Funding Requested: i) Grant Type: Assessment
ii) Assessment Grant Type: Community-wide
iii) Federal Funds Requested: \$300,000
iv) Contamination: Both Hazardous Substances and Petroleum
(\$200,000 Hazardous Substance and \$100,000 Petroleum)
- c. Location: The target area is the Missoula City Limits, with focus on three Urban Renewal Districts on the downtown riverfront and Bitterroot Branch rail line.
- d. Property Information for Site-Specific Proposals: Not applicable.
- e. Contacts:
- i) Project Director
 Name: Eran Fowler Pehan, Director - Housing and Community Development
 Phone: (406) 552-6395
 Email: epehan@ci.missoula.mt.us
 Address: 435 Ryman Street
 Missoula, Montana 59802
- ii) Chief Executive/Highest Ranking Elected Official
 Name: John Engen, Mayor
 Phone: (406) 552-6001
 Email: mayor@ci.missoula.mt.us
 Address: 435 Ryman Street
 Missoula, Montana 59802
- f. Population
 General Population (i) and Municipality Population (ii) is 69,190
 iii) Persistent Poverty: Missoula County does not meet the persistent poverty definition in the grant guidelines. The Urban Renewal District focus areas for this grant do experience persistent poverty.
- g. Regional Priorities Form/Other Factors Checklist: See attached checklist.
- h. Letter from the State or Tribal Environmental Authority: See attached letter from the Montana Department of Environmental Quality.

Thank you for your consideration of this grant proposal. Should you have questions on this proposal, please contact me at (406) 552-6001.

Sincerely,



John Engen, Mayor - City of Missoula, Montana

Attachments

Attachment A

Regional Priorities Form/Other Factors Checklist

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Missoula

Regional Priorities Other Factor

| Regional Priority Title(s) - EPA Region 8 | | Page # |
|---|--|--------|
| X | Protect/Enhance Water | 4, 11 |
| | Assist Small and Underserved Communities | |

Assessment Other Factors Checklist

| Other Factors | | Page # |
|---------------|---|--------------------|
| | <i>None of the Other Factors are applicable.</i> | |
| | Community Population is 10,000 or less. | |
| | The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. | |
| | Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| X | Target brownfields sites are impacted by mine-scarred land. | 3 |
| X | Project is primarily focusing on Phase II assessments. | 6, 8 |
| X | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | 9, Attachment E |
| | Applicant is a recipient of an EPA Brownfields Area-wide Planning Grant. | |

Attachment B

Letter from Montana Department of Environmental Quality



November 1, 2017

John Engen - Mayor
City of Missoula
435 Ryman St.
Missoula, MT 59802

**RE: Letter of Acknowledgment: City of Missoula's Brownfields Grant Applications
Hazardous Substance Assessment and Petroleum Product Assessment**

Dear Mayor Engen:

I am writing to express Montana Department of Environmental Quality's (DEQ's) acknowledgment of the City of Missoula's efforts to obtain a U.S. Environmental Protection Agency Brownfields Hazardous Substance Assessment Grant and a Brownfields Petroleum Product Assessment Grant to address contamination throughout the City of Missoula.

I understand that the assessment funds will be used to assess hazardous substance and petroleum Brownfields sites throughout the City of Missoula. The DEQ supports Brownfields efforts in Montana, and wishes to promote assessment and cleanup activities that allow contaminated properties to be put into productive and beneficial use.

If you have any questions or comments about petroleum brownfield sites, please feel free to call Brandon Kingsbury at 406-444-6547 or email him at bkingsbury@mt.gov. If you have any questions or comments about hazardous substance brownfields sites, please contact Jason Seyler at (406) 444-6447 or jseyler@mt.gov.

Sincerely,

A handwritten signature in blue ink that reads "Tom Livers".

Tom Livers
Director

cc: Jason Seyler; Brownfields Coordinator; Cleanup, Protection, and Redevelopment Section; jseyler@mt.gov
Brandon Kingsbury; Petroleum Brownfields Coordinator; Petroleum Technical Section; bkingsbury@mt.gov

Attachment C

Narrative Proposal - Ranking Criteria Responses

Ranking Criteria

1. Community Need

1.a.i. Community and Target Area Descriptions: The City of Missoula, Montana requests \$300,000 in community-wide assessment grant funds for brownfields properties within the city limits. We have two focus areas for this grant: the Downtown Riverfront and Bitterroot Branch. The Downtown Riverfront is approximately 68 acres located along the Clark Fork River. The Bitterroot Branch runs along an underutilized rail line extending from the Downtown Riverfront southward toward the Bitterroot Valley. Both areas contain Urban Renewal Districts (URDs) with Tax Increment Financing (TIF) capacity.

Surrounded by wilderness in rugged mountains of the Northern Rockies, our industrial history is as a hub of logging and transportation. The Clark Fork River was named for the Lewis & Clark Expedition, which travelled through in 1805. In the late 1800's and early 1900's, logs were floated down the river to sawmills, and were later delivered by rail. As the wood products industry progressed, the types of products, additives, glues, and wood treatment chemicals multiplied, along with maintenance, fueling, and rail facilities supporting local industry. In the 1980's, the wood products economy began to unravel. The Western Montana tradition of waking long before dawn to drive treacherous narrow roads into snow-capped mountains and return daily with one truckload of small-diameter logs declined. During the period of consolidation and decline in the wood products industry, mill closures included Champion Mill (aka the Missoula Sawmill) in 1990 (188 employees), White Pine Sash in 1995 (190 employees), Stimson Mill in 2007 (442 employees), and the Frenchtown Mill in 2010 (417 employees).

Faced with collapse in the wood products industry and a failing downtown, we took two critical steps. First, we formed the Missoula Redevelopment Agency (MRA) to foster a more diverse economy and to revitalize existing neighborhoods. Second, we began collaborating with EPA to clean up industrial wastes that impeded redevelopment. In 1998, we were the first community in Montana to receive an EPA Brownfields pilot program grant. Since that time, MRA has been instrumental in targeted use of TIF, and we have also successfully utilized Brownfields Revolving Loan Fund (RLF) support on many important properties. Results include redevelopment of two State Superfund facilities that were former wood products industry sites, revitalization of numerous warehouses into business and non-profit space, and creation of an award-winning 140-acre riverfront park and trail system. To date, our small city has been able to loan or subgrant \$3.1 million from the Brownfields RLF and leverage over \$26 million to remediate brownfields.

We hope to build on past success by utilizing a new Assessment grant to focus redevelopment efforts on two areas of town that suffer from persistent poverty: Downtown Riverfront and the Bitterroot Branch. Redeveloping brownfields in these neighborhoods, in combination with TIF-funded greenspace and infrastructure projects, offers the opportunity to reduce housing costs, improve parks access, build trails, and connect disadvantaged neighborhoods to the rest of the community.

1.a.ii. Demographic Information and Indicators of Need: As shown in the table below, residents in the focus areas suffer from low income and high rates of poverty. The Downtown Riverfront

demographics are represented by Census Tracts 3 and 7. Census Tract 10 represents the Bitterroot Branch. The poverty rates in these census tracts range up to 39.5%, and are higher than the City, state, and nation. Similarly, median household incomes are lower than the rest of the City, state, and nation, ranging as low as \$21,467 in Census Tract 3. Unemployment rates are only slightly elevated, indicating that residents are the working poor, who hold multiple jobs and struggle to afford basic necessities including food and housing. The home ownership rate in these areas is 29%, and the affordability of housing is decreasing. According to the 2017 Missoula Housing Report, Missoula's Housing Affordability Index reached a 10-year low in 2016. According to the October 2014 Housing Insecurity in Missoula report, 89% of our homeless people are not chronically impaired by addiction or mental illness, but simply cannot afford a place to live. The number of Missoula children identified as homeless or at-risk of becoming homeless increased by 12 percent during the 2015-2016 school year, and the demand for rental assistance remains high, with 1,654 households (6% of all households) sitting on the waiting list for Section 8 vouchers. In the Community Needs survey conducted by our Office of Housing and Community Development (HCD), the #1 overall concern was housing affordability.

| | Focus Area (Census Tracts 2, 7, and 10) | City of Missoula | Montana | United States |
|--|--|-----------------------------|----------------|----------------------|
| Population ¹ | 10,055 | 69,190 | 1,014,699 | 316,515,021 |
| Unemployment ² | 9.4 | 8.5 | 6.2 | 8.3 |
| Poverty Rate ² | 39.5 to 23.2 | 19.5 | 15.2 | 15.5 |
| % Minority ¹ | 8.1 | 11.1 | 13.0 | 37.7 |
| Median Household Income ² | \$21,467 - \$36,374* | \$41,421 | \$47,169 | \$53,889 |
| % Owner Occupied Housing Units ³ | 28.7 | 47.9 | 67.2 | 63.9 |

¹Data are from the 2015 American Community Survey Selected Population Characteristics data profile and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_DP05&src=pt

²Data are from the 2015 American Community Survey Selected Economic Characteristics data profile and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_DP03&src=pt

³Data are from the 2015 American Community Survey, Selected Housing Characteristics data profile and are available on American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_DP04&src=pt

1.a.iii. Description of the Brownfields: Our history with wood products and associated rail industries has left large tracts of industrial land in close proximity to residents of low-income neighborhoods. In addition to former wood products/rail sites, we have inventoried 238 unresolved leaking underground storage tank sites, 8 former meth lab sites, and many blighted historical buildings with low occupancy in the Downtown Riverfront, including the Elks Lodge and former Masonic Temple. Our largest unremediated brownfields sites are tabulated on the following page.

With a substantial inventory of sites, and much greater need than an Assessment grant could completely fulfill, we will focus on expanding revitalization of the Downtown Riverfront and following the Bitterroot Branch south from Downtown. Early targets will include a former Tire Rama with potential petroleum impacts immediately downstream (west) of the proposed Riverfront Triangle development. The site blocks public trail extension and redevelopment. Past the Tire Rama site, the Bitterroot Branch crosses the river to the south, and we see a nearly-

continuous string of underutilized lots in 19 separate locations along 2.5 miles of Bitterroot Branch rail line. The Bitterroot Branch has left a legacy of odd-shaped lots and severed neighborhood connections. It is no coincidence that two URDs, legally defined as having blight, safety concerns, and poor layout, are on this line. The southern tip of this stretch of brownfields, and end of our focus area, is the Southgate Triangle site in the table below.

| Largest Wood Products Industry Brownfields Sites in Missoula* | | | |
|--|---|-----------------------------------|--|
| Site Name | Site Summary | Contaminant Type | Potential Redevelopment |
| Southgate Triangle | 10.2 acres. Owned by Southgate Mall entities and the Beach Family, former site of Hamilton Lumber Mill, southern end of Bitterroot Branch. | Petroleum / PAHs, metals, methane | Street connections across rail, parks and landscaped space, high-density residential |
| Hart Refinery | 5.9 acres. Owned by Intermountain Lumber. Former asphalt plant, partially remediated, adjacent to redeveloped State Superfund site on former sawmill. | Petroleum | Residential use and park on edge of the bike/pedestrian trail |
| Evans Product Co. | 31.1 acres. Owned by Montana Rail Link. Former plywood mill, 4-acre building burned in 1985, now adjacent to high-density residential neighborhood. | Fuels, resins | Housing (mostly lower-cost, higher density consistent with adjacent development) |
| *Not including the Old Sawmill District and White Pine Sash site, which were cleaned up under previous grants. | | | |

1.b.i. Welfare Impacts: As stipulated in Montana law, URDs can only be created in areas found to suffer from blighted conditions such as substantial dilapidation, unsanitary or unsafe conditions, defective or inadequate street layout, and inappropriately mixed land uses. Four URDs are on the Downtown Riverfront and the Bitterroot Branch, and each one was found to have these welfare impacts. The Downtown Riverfront suffers from higher crime around a cluster of vacant brownfields properties. According to the Front Street URD Plan, the rate of Emergency 911 calls in the area is 5 times higher than the citywide rate, and the small District has 10% of the City's drug related crimes. In the Bitterroot Branch, emergency response is hampered by dead-end streets that block access across the rail line.

Residents in the Bitterroot Branch area have multiple health problems exacerbated by poor neighborhood layout. They are trapped between the rail on the southeast, US Highway 93 on the west, and the highest-speed-limit residential street in the City on the north. The neighborhood has the lowest concentration of parks in Missoula and there are very few sidewalks (Missoula County Health Map, Oct. 2017), further limiting mobility and making physical activity more dangerous. Empty spaces on brownfields adjacent to the Bitterroot Branch rail line discourage physical activity, particularly at night, and cut the neighborhood off from the rest of the city, leading to entrenchment of poverty and poor health outcomes including high levels of childhood and adult obesity, asthma, and COPD (Missoula County Health Map, Oct. 2017).

1.b.ii. Cumulative Environmental Issues: The Missoula Valley is a collection area for environmental toxins, and our focus areas particularly suffer cumulative impact. The shallow aquifer beneath Missoula is designated by EPA as a Sole Source of drinking water under Section 1424(e) of the Safe Drinking Water Act, and is vulnerable to leachate of contaminants. The largest cumulative impact is poor air quality. The mountains that border Missoula cause cold air inversions, where dense air is trapped and becomes stagnant below warmer air. In 1981, the State Air Board designated the Missoula Air Stagnation Zone (MASZ) to recognize the vulnerability of air quality in the area. As described by the Missoula City-County Health Department (July 2016 History of Missoula's Air Quality Program), in the 1980s, trapped wood smoke from residential woodstoves and fireplaces would become so dense streetlights would turn on during the day. Health studies showed Missoula children had decreased lung function compared to other Montana communities.

Missoula has made great strides in reducing point source pollution in the MASZ, through both proactive steps and, inadvertently, the collapse of the wood products industry, however the intensity and duration of inundation from wildfire smoke has been increasing, and is expected to get worse with time. According to the Montana DEQ, in 2017, the particulate levels in Missoula air from wildfires ranged as high as 5 times the World Health Organization recommended maximum particulate level, and the smoke lasted for 7 weeks. High intensity smoke for long periods is a dangerous environmental burden.

1.b.iii. Cumulative Public Health Impacts: Residents adjacent to the Bitterroot Branch rail line suffer from elevated rates of asthma, COPD, and depression (Missoula County Health Map, October 2017). This is partially a symptom of poverty, which the CDC has indicated can lead to higher disease burden and lower life expectancy (Health Disparities and Inequalities Report - U.S., 2013). These health problems are also due to barriers to safe physical activity, including lack of sidewalks and parks, busy streets with high accident rates, and poor connections across the rail. Many triangular lots along the rail line are underutilized with an industrial history impeding purchase and revitalization. Health challenges experienced in the neighborhood, particularly asthma and COPD, are greatly compounded by exposure to smoke from wildfires. The Montana Air Quality Bureau reports that in a two-month period of 2017 there were 53 days with elevated levels of smoke particulates, including 13 days that were unhealthy for all groups. According to the CDC (<https://www.cdc.gov/features/wildfires/index.html>), smoke increases the risk of heart attack and stroke and can damage children's developing lungs; and the elderly, people with heart disease, and children are most at risk from damage due to wildfire smoke.

The cumulative load of airborne toxins has a negative health impact on underprivileged people living in the focus areas. Near the Downtown Riverfront focus area there is a rail switching yard, and local coal train rail traffic is a concern as residents living in and near downtown are exposed to diesel emissions when trains idle in the yard, and to coal dust. Coal cars can release a pound of coal dust per mile, and exposure to coal dust can cause pneumoconiosis, bronchitis and emphysema (Current Opinions in Pulmonary Medicine, March 2011).

1.c.i. Economic Conditions: As demonstrated in our Comprehensive Annual Financial Report, the City's economy is struggling. In the past two years, we have incurred over \$6 million in unanticipated legal costs related to the purchase of the local water supply system from a private entity, and have seen total expenses increase by 33%. This huge long-term investment has put a

strain on all City resources and we are suffering a \$2.7 million deficit. We allocate 78% of the general fund to personnel costs, and there are no areas to realize dramatic savings without decreases in employment, services, and further negative consequences for the local economy. We rely on property taxes for revenue, because Montana has no sales tax, yet we have empty land with little-to-no taxable value, while older housing decays and decreases in value. We can do better for our 61% of residents who rent.

While the City struggles, the State will be of no help: it is in crisis. The State of Montana faces a \$200 million budget shortfall, partially due to \$387 million in 2017 wildfire costs, including costs to address dozens of Missoula-area fires. The State is requiring budget cuts in all departments, and the Governor has summoned a special session of the state legislature to address the massive budget shortfall. Compounding problems with increased wildfire disaster costs, Montana also experienced the worst drought in the nation in 2017, and has had decreased revenue from agricultural production, with some crops experiencing the worst yields since 1943 (Billings Gazette, 8/17/2017). State resources earmarked for brownfields, such as the DNRC Planning and Implementation grants for cleanup of brownfields, have been reduced to address critical state budget shortfalls.

1.c.ii. Economic Effects of Brownfields: Lack of redevelopment on brownfields sites is a major lost opportunity, which directly translates to reduced tax base. Land on the unremediated Hart Refinery has taxable value three to five times lower than adjacent open land in the Old Sawmill District, recently remediated with a City Brownfields RLF loan (<https://svc.mt.gov/dor/property>). In the Bitterroot Branch area, redeveloped parcels have 19 times the taxable value of adjacent undeveloped lots that do not have through-street connection across the rail. As shown in our Annual Financial Report (2017), continued decay on brownfields in the Downtown Riverfront east of Higgins Avenue has caused a decrease of 21% in Total Taxable Value in the Front Street URD since 2011. The City's budget is funded almost entirely through property taxes, so foregone revenue creates budget gaps.

Lack of available land in Missoula is causing lost business opportunities. Lack of open land that is readily developable is illustrated by the fact that only one new residential lot was approved in 2015. Basically, all the land that does not bring development challenges is already being used. According to the Director of Missoula's Small Business Development Center (presentation on 10/11/2017), lack of affordable startup property is a challenge inhibiting new business in the area, and contributing to a cycle of low-wage employment and insecure housing. In the 2017 Community Needs Assessment conducted by HCD, the #1 Business Issue was lack of availability of affordable workforce housing. The Missoula Economic Partnership's 2017 survey of regional businesses listed Cost of Housing in the top two reasons businesses experience difficulties recruiting prospective employees. Lack of workforce housing has resulted in low job growth compared to other Western Montana cities such as Bozeman (158% higher) and Kalispell (69% higher) (<http://www.bestplaces.net/compare-cities/>).

As documented in the Front Street URD Plan, local site owners and developers identified the high costs of infrastructure improvements as one of the top deterrents to revitalization. Costs for infrastructure upgrades during development on brownfields are compounded by the potential to encounter contamination such as sawmill waste on the Southgate Triangle site, asbestos in

underutilized downtown buildings such as The Elks and Masonic Temple, and fuels, oils, and solvents on vehicle storage areas in former industrial lots along the Bitterroot Branch. Development challenges on unaddressed brownfields have caused underinvestment and decreasing tax base in the Downtown Riverfront URDs, and urgent action is needed to increase density, build workforce housing, and boost local taxes and job growth.

2. Project Description and Feasibility of Success

2.a.i. **Project Description and Alignment with Revitalization Plans:** We request \$300,000 to conduct assessments on petroleum and hazardous substance sites, focusing on the Downtown Riverfront and Bitterroot Branch. We propose to use the assessment grant in conjunction with the existing Brownfields RLF and TIF available in each URD to clean up and redevelop brownfields consistent with the Greater Downtown Master Plan (2009 and 2017 Status Update), Long Range Transportation Plan (2012), Energy Conservation & Climate Action Plan (2012), and URD-specific Redevelopment Plans.

The requested grant funding will allow for 6 Phase I assessments (3 hazardous substance and 3 petroleum) and 9 Phase II assessments (7 hazardous substance and 2 petroleum). Phase I assessments will be conducted in accordance with ASTM E1527-13. Phase II assessments will be completed in accordance with Montana DEQ and EPA guidance, and input will be requested from the City-County Health Department. Grant funds will also be used for community outreach: four public meetings, additional meetings with landowners and developers, social media and email announcements, news releases, and development of brownfields fact sheets and brochures. Cleanup planning will be conducted after Phase II assessments are complete, and will include estimates of cleanup costs, which will then be used to execute RLF loan or subgrant agreements.

Within the focus area, we will concentrate redevelopment efforts on hot spots with high concentrations of brownfields sites in the Riverfront Triangle (e.g., former Tire Rama and dilapidated buildings) and Bitterroot Branch sites in the northern warehouse district, Southgate Triangle, and triangular vacant blighted properties between. Through brownfields revitalization in these areas, we will meet the goals of the Greater Downtown Master Plan and respective URD plans, including completing the riverfront trail loop, redeveloping sawmill facilities (such as the former Hamilton Lumber Mill in the Southgate Triangle at the south end of the Bitterroot Branch), increasing housing supply, and creating high-density retail property. Through MRA, we will utilize TIF for public improvements on brownfields sites to ensure completion of redevelopment.

2.a.ii. **Redevelopment Strategy:** The first goal of redevelopment in the Bitterroot Branch is to increase connectivity for vehicles and pedestrians, and to link neighborhoods. The City Council has reviewed a conceptual plan for revised street layout, and has approved the use of TIF funds to increase connections and density in the neighborhood. As this occurs, redevelopment of nearby vacant lots will become a priority. Mary Street has already been extended across the rail line to connect the neighborhood with the rest of the city, and future plans include creating a street along the rail line then continuing southward, installing a boulevard with landscaped areas and trees, breaking up brownfields and parking areas into normal city blocks, and creating pedestrian and bicyclist routes.

On the Downtown Riverfront, we will support massive build-out through public-private collaboration. The proposed 25,000 square foot Missoula Conference Center will be the largest meeting space in Western Montana and North Idaho, and will draw events to Missoula that we cannot currently accommodate. With this, a 200-plus room hotel will also be constructed. A letter from the developer is provided in **Attachment D** and indicates \$200 million is the expected level of investment. Future assessment grant work in this area will include assessment of a former automotive service and tires station, and a second phase of asbestos abatement planning to allow continued expansion and revitalization.

2.a.iii Timing and Implementation

2.a.iii(a) Contractor Procurement: Our contractor procurement is governed by City Administrative Rule #3, Purchasing and Contracts Policy (March 1, 2017). Our procurement practices are consistent with Federal and State of Montana regulations, and in some regards are more stringent. We anticipate procuring one to three qualified environmental professionals to assist with implementation of the assessment grant. For such services, the City will use a Request for Qualifications (RFQ) process as outlined in Section 8(G) of the City's procurement rule, which prescribes public notice practices and criteria for evaluation. Scoring of responses and selection of contractors will be made by a committee of HCD employees; the contracts will be reviewed and approved by City Council.

2.a.iii(b) Site Inventory: As described previously, we have a large existing inventory of brownfields sites, and we focus on prioritization and targeted redevelopment, rather than adding to the inventory. The inventory includes 238 State-listed leaking underground tank sites, 8 former methamphetamine sites, 19 underutilized lots with odd shapes on the Bitterroot Branch rail line, and larger sites that have been on MRA's target list for years, including former wood products sites and underutilized historical buildings.

Site selection priorities are (a) location, which means we prefer to utilize assessment grant funds in redevelopment focus areas on blighted properties, (b) landowner interest, and (c) desire to assist community partners and developers who are conducting projects with substantial community benefit including creation of park space. If initiation of new sites slows at any point in the grant period, we will use outreach to neighborhood councils, North Missoula Community Development Corporation, and GIS exercises through the MRA to identify 3 to 5 sites at a time for targeted outreach to landowners. It is our experience that one brownfields assessment project in a neighborhood leads nearby owners to be interested, and we have not had difficulty finding willing landowners in focused redevelopment areas.

2.a.iii(c) Obtaining and securing site access: We focus on sites with pending sale and redevelopment, and landowner contact with the Brownfields Program often comes after initial contact from MRA or community non-profits who have begun discussing incentives for redevelopment. On previous assessment grant sites where the landowner has had concerns about liability, we have asked developers who have been involved on other brownfields sites to interface with new site owners and provide testimonials regarding the benefits of voluntary, publicly-funded assessment. Leverage letters included in **Attachment D** confirm the enthusiasm of the developer community for our Brownfields Program.

We emphasize the voluntary nature of brownfields assessment and cleanup planning, and the importance of not only obtaining environmental information, but of serving redevelopment

interests. We have developed a Participation Form in addition to a basic legal Access Agreement. The Participation Form clarifies our commitment to provide findings and reports to the owner, and through signing the form, the site owner recognizes Montana DEQ requirements if contamination is identified, thereby protecting the reputation of the Brownfields Program.

2.b.i Task Descriptions: Brownfields assessment grant tasks are listed below, showing proposed costs consistent with the Budget Table. Starred (*) items are grant outputs.

- General Programmatic (**\$15,350 total**; \$8,000 Petroleum and \$7,350 Hazardous Substance; City responsibility) - Activities will include hiring environmental contractors, coordinating with EPA Region 8 and Montana DEQ, working with governmental entities and landowners, adding sites to the existing inventory and prioritizing sites for assessment, completing eligibility questionnaires, preparing EPA quarterly reports and entering site information in ACRES, facilitating site access, general grant management, and attending two national brownfields conferences and two Montana DEQ brownfields workshops.
- Community Outreach (**\$10,000 grant funded** [\$5,000 Petroleum and \$5,000 Hazardous Substance] Contractor and City joint responsibility.) - Activities will include preparing educational fact sheets and developing presentation materials*, expanding relationships with developers, collaborating with property owners, updating social media sites and the City Brownfields web page, sending monthly emails to local redevelopment organizations*, and conducting at least four public meetings*.
- Site Assessment (**\$256,650 total**; \$80,000 Petroleum and \$176,650 Hazardous Substance; Selected Contractor only) - Activities will include completing 6 Phase I assessments (AAI compliant; 3 petroleum, 3 hazardous substance; \$3,000 each)*, preparing 9 Health and Safety Plans*, revising our programmatic Quality Assurance Project Plan*, preparing 9 site-specific Sampling & Analysis Plans (SAP)*, and completing 9 Phase II Assessments including 9 Reports of Findings* (2 petroleum, 7 hazardous substance; averaging approx. \$26,500 each)*. Innovative approaches implemented by the City Brownfields Program will be continued, such as use of a standardized SAP for building materials testing, because sampling frequencies and techniques are legally-defined in the Administrative Rules of Montana; and dynamic work strategies on subsurface investigations to ensure that the extent of contamination is determined under one SAP and one field mobilization, where possible. These approaches dramatically reduce costs.
- Cleanup Planning (**\$18,000 total**; \$7,000 Petroleum and \$11,000 Hazardous Substance. Selected Contractor only) - Activities will include comparing site data with cleanup standards, identifying cleanup options and costs, identifying redevelopment options based on site data; and creating cleanup plans and specifications based on proposed use.

2.b.ii Budget Table: The following table shows the grant budget by task, with 95% of the grant funding going toward community outreach, assessment, and cleanup planning.

| PROJECT BUDGET | | | | | |
|---------------------|-----------------------------------|--------------------|-----------------|------------------|----------------|
| Budget Categories | Project Tasks | | | | |
| | General Programmatic ¹ | Community Outreach | Site Assessment | Cleanup Planning | Total |
| Personnel | | | | | |
| Hazardous Substance | \$4,465 | \$0 | \$0 | \$0 | \$4,465 |
| Petroleum | \$5,345 | \$0 | \$0 | \$0 | \$5,345 |

| PROJECT BUDGET (Continued) | | | | | |
|---|---------------------------|-----------------|------------------|-----------------|------------------|
| Categories | Programmatic ¹ | Outreach | Assessment | Planning | Total |
| Fringe Benefits² | | | | | |
| Hazardous Substance | \$1,385 | \$0 | \$0 | \$0 | \$1,385 |
| Petroleum | \$1,655 | \$0 | \$0 | \$0 | \$1,655 |
| Travel | | | | | |
| Hazardous Substance | \$1,500 | \$0 | \$0 | \$0 | \$1,500 |
| Petroleum | \$1,000 | \$0 | \$0 | \$0 | \$1,000 |
| (No Equipment or Supplies) | | | | | |
| Contractual³ | | | | | |
| Hazardous Substance | \$0 | \$5,000 | \$176,650 | \$11,000 | \$192,650 |
| Petroleum | \$0 | \$5,000 | \$80,000 | \$7,000 | \$92,000 |
| TOTAL | | | | | |
| Hazardous Substance | \$7,350 | \$5,000 | \$176,650 | \$11,000 | \$200,000 |
| Petroleum | \$8,000 | \$5,000 | \$80,000 | \$7,000 | \$100,000 |
| OVERALL TOTAL | \$15,350 | \$10,000 | \$256,650 | \$18,000 | \$300,000 |
| ¹ Higher rate of programmatic costs for petroleum grant is to address added site eligibility issues. ² Fringe rate calculated at approx. 31%. ³ Travel to include brownfield-related training conferences and community outreach travel. ⁴ The City will comply with the procurement procedures contained in 2 CFR 200.318 et seq.. | | | | | |

2.c. Ability to Leverage: For success of Assessment grant activities, our redevelopment arm MRA commits \$8,000 staff time. The table below and letters in **Attachment D** show the secured and potential leverage associated with this Assessment grant. We have loaned or subgranted \$3.1 million and leveraged over \$26 million to remediate and redevelop brownfields, and our reported leverage in ACRES is more than 40% of the total for all of Montana.

| Leverage for Future Assessment and Revitalization | | | |
|---|---|---------------|-----------|
| Source | Purpose/Role | Amount (\$) | Status |
| MRA (In-Kind Staff Hours) | Outreach, Presentations, Developer/Site Owner Consultation | \$8,000 | Secured |
| MRA (TIF Revenues) | Infrastructure, Redevelopment | \$7 Million | Available |
| Brownfields RLF | Loans and Subgrants for Cleanup | \$1.1 Million | Available |
| Old Sawmill District (OSD) Development | Private Construction on Brownfield | \$175 Million | Potential |
| Farran Realty | Private Construction on Brownfield | \$200 Million | Potential |

3. Community Engagement and Partnerships

3.a.i. Community Involvement Plan: Community involvement has been vital to the success of Missoula's Brownfields Program. Through our previous brownfields assessment and RLF grant work, we learned that using a variety of outlets to reach out to the public will reach the most people. The tasks we will conduct to best engage the community are listed below.

- *Community Outreach Plan:* We will prepare a Community Outreach and Education Plan within 3 months of a Cooperative Agreement to specifically identify how the community will be involved in and educated about our brownfields program.
- *Web Page and Media:* We host a brownfields webpage on the City's website to provide current information as well as contact information for the Brownfields Program. We will

continue to work with City Public Information Director Ginny Merriam to connect with local media.

- *Meetings:* City Brownfields staff, along with the selected contractor, will hold at least four community meetings to describe assessment findings and to involve the public in decisions concerning sites selected for assessment, site cleanup, and redevelopment. Program staff will also present project updates at Neighborhood Council meetings. We will conduct meetings with landowners and developers to discuss assessments, cleanup, and redevelopment potential of specific properties to determine how best to use Brownfields funds with TIF funding.

3.a.ii. *Communicating Progress:* Communicating progress to the local community is critical to the success of our Brownfields Program. At meetings, we will discuss our program and status of sites assessed, including assessment, cleanup, or redevelopment progress. All public meetings will accommodate hearing and sight concerns as needed through large print publications, sign language interpretation, and use of ADA accessible facilities. We will also showcase projects both on TV and in the *Missoulian*. Outreach to Hmong- and Spanish-speaking residents will include use of translators and existing liaisons associated with the delivery of other community services as proves helpful. We hope to continue to co-host regional brownfields workshops with EPA, as we did in both 2010 and 2017. For our 2017 event, we were able to meet with developers in western Montana and Idaho, and bring them into contact with national-level redevelopment experts.

3.b.i. *Local/State/Tribal Environmental Authority:* We have worked closely with Jason Seyler, DEQ Hazardous Substance Brownfields Coordinator, on multiple occasions to discuss brownfields assessment potential. We also closely work with Brandon Kingsbury, DEQ Petroleum Brownfields Coordinator, on a regular basis to discuss Petrofund eligibility for brownfield sites, and obtained closure of 3 petroleum releases in the Riverfront Triangle. We will continue to work with DEQ State Superfund Section Supervisor Moriah Bucy, who has overseen past successful work in Missoula including the Voluntary Cleanup of the Missoula Sawmill site, and initial cleanup under a Consent Order at the White Pine Sash site, which has been partially redeveloped into a park after City deployment of a Cleanup grant. Brownfields personnel also work closely with environmental specialists at the City-County Health Department to identify sites and to evaluate risks from contamination.

3.b.ii. *Other Governmental Partnerships:* For work on historic properties in downtown, the City Historic Preservation Officer, Emy Scherrer, will work with Peter Brown, Historic Architecture Specialist at the State Historic Preservation Office (SHPO) to develop ways to avoid, minimize, and mitigate potential damage. Missoula is a Certified Local Government under SHPO and the National Park Service, and Downtown Missoula is a Historic District on the National Register of Historic Places.

The City works directly with several other government organizations to facilitate development on housing and park projects, including the Montana Department of Commerce, USDA Rural Development, US Economic Development Administration, and US Department of Housing and Urban Development (HUD). The City partnered in development of the Silvertip Apartments on the site of a closed athletic club. The project was funded largely by a \$5 million HUD Neighborhood Stabilization Program grant and a \$6.75 million loan from HUD's Multifamily

Housing Program. MRA, the City's redevelopment agency, works daily with multiple governmental partners to leverage funds for its redevelopment projects.

3.c.i. Community Organization Description & Role: Community organizations that have committed to support the assessment program are listed in the table below.

| COMMUNITY ORGANIZATION INVOLVEMENT | | |
|--|--|---|
| Organization | Description/Mission | Role and commitments |
| HomeWord | Provides affordable housing using sustainable methods. | Identify brownfields to be developed as affordable housing. |
| Clark Fork Coalition | Protects water quality in the Clark Fork basin. | Support environmental assessment of potential contaminant sources. |
| Riverfront Neighborhood Council | Voluntary councils comprised of neighborhood residents. | Identify and prioritize brownfields. Distribute City brownfields news. |
| Missoula Organization of Realtors | Provides tools and education to real estate professionals. | Educate members about availability of Brownfields funds. |
| Downtown Business Improvement District | Promotes downtown business and new housing. | Identify brownfields to be developed as business property. |
| Chamber of Commerce; NMCDC | Local economic development nonprofits. | Connect businesses to brownfields with redevelopment potential. |
| Bike Walk Alliance for Missoula | Enhance bicycling and walking (access, safety). | Advocate for trail connections through brownfields. |
| Missoula Housing Authority; Poverello Center | Low-income housing and homelessness advocacy nonprofits. | Advocate for affordable housing, and improve conditions for those unable to afford housing. |
| MICDC | Underwrites business loans. | Notify businesses of grant funds. |
| Missoula County Public Schools | Local K-12 school district. | Review legacy properties for brownfields needs. |
| Garden City Harvest | Community gardening and local food advocate. | Host events, advise on soil improvement and urban farms. |

3.c.ii. Letters of Commitment: **Attachment E** includes letters of support and commitment.

3.d. Partnerships with Workforce Development Programs: Missoula is not served by a Brownfields job training grantee, however environmental work under the assessment grant will provide internships and training opportunities for students at the University of Montana Department of Geosciences. The City has worked with professors such as Dr. William Woessner for many years to provide educational opportunities for talented students concerning the local groundwater aquifer. On the Missoula Sawmill brownfields site, the City supported study of the geothermal capacity of the underlying aquifer as part of a Master's Thesis. If the proposed assessment grant is funded, the hired contractor(s) will be asked to facilitate an internship and/or training of students during assessment work.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits: Environmental assessment and cleanup planning, when combined with the City's Brownfields RLF and TIF capacity, will

reduce blight, make housing more affordable, increase safety in the Downtown Riverfront and Bitterroot Branch areas, and provide more parks and trail connections to improve health in underserved neighborhoods. Details for each of these benefits are described below.

Reduction of blight will be accomplished through redevelopment of historic buildings, demolition of non-historic outdated structures, and infill development on abandoned lots. The Masonic Temple and Elks Lodge are two downtown historic buildings in the Front Street URD that have beautiful facades, but have been subject to decades of haphazard remodels, and could be revitalized and reused after building materials assessment. A former lumber warehouse adjacent to the Bitterroot Branch rail line is likely to be demolished, after cleanup planning to facilitate surface building materials abatement, making way for a new International School. In the Southgate Triangle, infill development is anticipated on formerly industrial lots that stand vacant with broken asphalt and discarded tree branches, bringing vibrancy to abandoned land. Infill development will increase the housing supply and improve affordability. In our narrow river valley, few lands are available for affordable development that does not have concerns about floodplain or steep slopes. Underutilized brownfields are a major opportunity to move toward the goal of creating 3,000 new housing units stated in the Downtown Master Plan, ease the housing shortage, and improve the Housing Affordability Index, which reached a 10-year low in 2016 (2017 Missoula Housing Report).

Revitalization and increased utilization of brownfields will also improve safety. With additional roads connecting across the Bitterroot Branch, we expect to see lower emergency response times, because police/ambulances will not have to go out of their way to cross the tracks. In the Downtown Riverfront, we anticipate seeing the number of 911 calls decrease as the number of dilapidated, mostly-vacant buildings decreases.

Key properties are likely to be redeveloped as parks and trail connections to increase physical activity and health. One large park has been designed for a State Superfund site in the Bitterroot Branch, and we anticipate additional open space on assessed properties currently along the rail, but not used. Trail connections proposed on brownfields sites will be key linkages. Specifically, the final 4-block piece of Bitterroot Branch trail will link to a pedestrian highway overpass completed in 2016, and a 50-mile-long bicycle path up the valley to the south. Also, the final link in the riverfront trail loop will be completed through a 2-block area that has a vacant former tire shop/auto service center. Connected trail will be easier to use, lowering levels of obesity, depression, and COPD experienced by residents who currently live in poverty in the Downtown Riverfront and Bitterroot Branch areas.

4.b. Economic and Community Benefits: Brownfields redevelopment facilitated by environmental assessments in the Downtown Riverfront and Bitterroot Branch will bring community benefit through expanded local non-profit space, and is expected to have an enormous impact on economic vibrancy, while easing our housing affordability crisis. The scale of economic improvement on infill brownfields anticipated in the coming years is impressive by large-city standards, and is particularly notable considering Missoula is home to less than 80,000 people, and less than 120,000 people in the metro area. Estimates by Dr. Patrick Barkey, director of the Bureau of Business and Economic Research at the University of Montana, indicate that the Riverfront Triangle brownfields redevelopment project will result in a net increase of more than

500 permanent jobs with sustained income of \$20 million per year. Economic benefit estimates reported at RiverfrontTriangle.com include construction-related employment of approximately 800 people over a period of five to eight years. Once operational, analysis by Conventions Sports & Leisure International shows that the proposed conference center will draw an additional 120,000 to 150,000 visitors to Missoula each year, and those visitors will contribute approximately \$14 million annually in new economic activity. Finally, the full build-out of the Riverfront Triangle will generate over \$1 million per year in new property tax revenues. A letter from the Riverfront Triangle developer (**Attachment D**) documents the anticipated leverage of private investment toward this economic improvement. A letter is also attached from the Old Sawmill District developer documenting their planned investment.

In the Southgate Triangle on the south end of the Bitterroot Branch, the economic impact of redevelopment after environmental assessment is also expected to be on a large scale, with \$64 million of private investment and \$320,000 per year in new property taxes, 700 construction jobs, and 375 new permanent jobs estimated for the Southgate Revitalization (<https://shopsouthgate.com/improvement-plan/>). In addition to increasing public revenues and local jobs, construction on assessed brownfields properties will increase the housing supply, improving housing affordability, which was the #1 issue HCD identified in a 2017 Community Needs Survey, and a Top 2 concern for employee recruitment in a study performed by the Missoula Economic Partnership in 2017.

In the warehouse district on the northern Bitterroot Branch, non-economic community benefits are likely to include facilitated cleanup planning to allow the expansion of the Free Cycles organization onto a former gas plant area, making more room for their community bike shop, Build-a-Bike program, bicycling safety classes, and youth bike repair instruction. A block farther down the rail line, supplemental assessment and cleanup planning could facilitate demolition in a 4-acre former lumber warehouse site to make way for relocation of the International School into the center of Missoula. The non-profit school is the only local institution offering a Spanish-immersion International Baccalaureate program with strong outdoor and engaged citizenship components. Where appropriate, we will continue to use our Brownfields RLF to aid nonprofits that deliver essential services such as housing and food to the community.

5. Programmatic Capability and Past Performance

5.a. Audit Findings: The City has administered nearly \$4 million in brownfields grants over the last 16 years, and also administers annual HUD funding. A FY2012 audit identified two minor weaknesses in the City's administrative procedures. First, that two Prime Recipient reports did not agree with underlying documentation for two quarters. The City implemented new internal checks to prevent a recurrence. The second finding was that the City did not ensure receipt of certified payroll reports from one subrecipient prior to loan disbursement. The City implemented new training for Federal grant managers and new internal checks to prevent a recurrence. Independent audits of the Brownfields Program in subsequent years have not identified any concerns.

5.b. Programmatic Capability: The City of Missoula has successfully managed \$3.9 million in EPA Brownfields grants since the first award in 1998. Missoula's Brownfields Program is managed by the City's Office of HCD. HCD also administers other federal grant programs such

as CDBG and HOME from HUD. Finally, HCD works closely with MRA to facilitate infill redevelopment.

Brownfields Coordinator, John Adams, is responsible for all aspects of the Brownfields Program, including financial management, community outreach, project management, and reporting. Mr. Adams has served as the City's Brownfields Coordinator for almost seven years. He has worked in conservation and public policy since serving as Legislative Assistant to U.S. Representative Tom Barlow in the early 1990's, and earned a Ph.D. in environmental policy. Mr. Adams has managed more than \$2 million in EPA Brownfields RLF grants and a \$400,000 EPA Brownfields Assessment grant.

Eran Pehan is the Director of Housing and Community Development for the City of Missoula, and oversees the Brownfields Program. Prior to joining the City of Missoula, Ms. Pehan served as Executive Director for a supportive housing organization, overseeing millions of dollars in federal grant funding and facilitating a large scale New Markets Tax Credit redevelopment on a brownfields site. In her current role, Ms. Pehan oversees Missoula's Brownfields Program, federal grant and loan programs through HUD, and redevelopment financing and bond programs to assist with the construction and preservation of affordable housing. She also provides the city's leadership and oversight for *Reaching Home*, Missoula's 10 Year Plan to End Homelessness.

In the case of employee turnover, we have additional staff experienced in grant management, marketing, and federal loan programs that could successfully carryout management of the grant. We will select a Qualified Environmental Professional to assist with community outreach, conduct assessments and cleanup planning, and will procure the Qualified Environmental Professional in accordance with state and federal laws contained at 2 CFR 200.318 *et seq.*

5.c. Measuring Environmental Results - Anticipated Outputs/Outcomes: The City Brownfields Coordinator will be responsible for tracking and measuring progress. The coordinator will develop a work plan with the EPA project manager that will include anticipated outputs and outcomes under the grant as shown on the table below.

| Outputs and Outcomes | | |
|--------------------------------------|---|---|
| Main Focus Area | Outputs | Outcomes |
| Community Involvement | Number of public meetings; number of one-on-one meetings; number of fact sheets | Inform stakeholders; new sites; community support and buy-in |
| Site Assessment and Cleanup Planning | Number of Phase I and Phase II assessments; number of ABCAs developed; acres cleared for development; funds leveraged for assessment or cleanup | Decrease in threat to health and the environment; land ready for development; college students gaining new job skills |
| Site Redevelopment | Number of meetings with purchasers and/or developers, properties sold or redeveloped; private funds leveraged | Job creation; increase in tax revenue |
| Programmatic | Number of quarterly reports in ACRES | Meeting all grant reporting requirements |

To keep track of achievements, we will report outputs and outcomes in ACRES, and compare these to the agreed-upon outputs and outcomes in the EPA work plan quarterly. Beyond the life of this grant, achievements will be reported under the RLF. Each quarter, we will identify completed project deliverables and outputs, which will be compared to our schedule for the grant and entered into ACRES quarterly. If any obstacles arise in completing a deliverable, we will discuss the situation with our EPA project officer and develop a plan to achieve the desired outcome in the work plan.

5.d.i. Past Performance and Accomplishments:

5.d.i.1. Accomplishments: Major outputs and outcomes for the most-recent awards are listed by-grant below. All of our brownfields accomplishments are accurately shown in ACRES.

- **RLF supplemental awards in 2008, 2009, 2010, and 2012:** We have cleaned up 10 sites. Select examples are summarized below. We have leveraged more than \$26 million in cleanup and redevelopment. At the Missoula Sawmill, the RLF supported a Voluntary Cleanup Plan and cleanup was deemed complete, followed by construction of a 14-acre riverfront park with boat launch and trail extension, a major collector street with utility mains, and construction has either occurred or is underway for 375,000 square feet of energy efficient housing and commercial space. At the Poverello Center, we provided a \$60,000 subgrant to abate asbestos and permit redevelopment of this site as a 120-bed homeless shelter. The project leveraged more than \$6 million in charitable giving and public funding from the City, the State of Montana, and the Veterans Administration. At the Missoula Food Bank, we provided a \$76,000 subgrant to remediate a former auto dismantling site, which was redeveloped as new facility with greater capacity to serve the hungry and provide supplemental meals for children.
- **Assessment grant, 2015:** We have completed Phase Is for 14 properties, Phase IIs for 11 properties, and one cleanup plan. We have two additional Phase IIs and a second cleanup plan pending on eligible sites. Immediately following assessment, one project has already moved through cleanup, and two sites were purchased by the City for a new park. The largest assessment project, Riverfront Triangle, resulted in a development agreement between the City and a private developer to perform cleanup then build a convention center, hotel, housing, and retail complex. Total buildout for the project is expected to approach \$200 million.

5.d.i.2. Compliance with Grant Requirements: We have complied with the work plans for our brownfields grants, and with all terms and conditions. We have a demonstrated history of timely and acceptable quarterly reporting and ACRES updates, with the exception of a brief period when grant management was moved from a County office that is now closed to the City Office of HCD, which has been current on quarterly reporting.

All closed EPA grants fully utilized available funding within in each grant period, including RLF supplemental awards in 2008, 2009, and 2010. We have two open grants. Our 2012 RLF supplemental award (grant period: 09/20/2010 through 09/30/2018) has a balance of \$476,317. We expect the funds to be loaned in support of the Riverfront Triangle cleanup and fully exhausted within 6 months of this application. Our 2015 Assessment grant (grant period: 10/2/2015 through 9/30/2018) has a balance of \$54,345, the available funding is fully committed to two eligible sites (an ongoing Phase II at Missoula Mills, and a Phase II at Free Cycles) and should be fully exhausted by March 2018.

Attachment D

Documentation of Leveraged Resources



November 9, 2017

John Engen, Mayor
City of Missoula
435 Ryman Street
Missoula, MT 59802

Dear John:

Missoula Redevelopment Agency (MRA), as a part of the City of Missoula, is committed to leveraging staff time and printing resources to the project described in the City's Assessment grant proposal. Specifically, MRA will coordinate and speak at public meetings regarding brownfields redevelopment, and will hold closed meetings with property owners, other financing partners, and developers regarding brownfields assessment and redevelopment. MRA will also assist the City Brownfields Program with production of fact sheets and brochures regarding Assessment activities. Over the three-year life of the proposed Assessment grant, MRA and/or associated City staff will contribute labor and supplies worth at least \$8,000. The City is fully aware of and will comply with the requirements for such contribution as specified in Section IV. D of the Assessment Grant Guidelines.

MRA is proud of our local brownfields success stories, which include development of a 14-acre riverfront park and a 3-acre downtown redevelopment site. MRA works proactively with site owners to assemble funding for redevelopment, including use of Tax Increment Financing (TIF) for public projects that revitalize local neighborhoods. MRA has worked synergistically with the City's Brownfields Program on numerous projects, such as:

- **Silver Park and the Old Sawmill District:** MRA committed to debt service on a \$1,775,000 Brownfields RLF loan to fund excavation, methane abatement and soil remediation at the Old Sawmill District and Silver Park. Further, MRA bonded for infrastructure supporting redevelopment, completed development of a new 14-acre city park, and supported new work force housing on site.
- **Missoula Food Bank:** A \$76,000 Brownfields RLF subgrant was complemented by more than \$325,000 in MRA support for redevelopment in support of childhood food security and public improvements.
- **Poverello Homeless Shelter:** A \$60,000 Brownfields RLF subgrant was complemented by thousands of dollars of TIF funding for street reconstruction, new sidewalks, pedestrian scale street lighting and other infrastructure and safety improvements on a street that had seen numerous pedestrian deaths.
- **The Merc:** MRA has approved up to \$3.5MM to facilitate redevelopment of the most important block in downtown Missoula as a retail and hotel center; the site was first cleaned with a \$600,000 Brownfields RLF loan.
- **MRL Park:** MRA and the City's brownfields assessment grant jointly funded Phase Is and Phase IIs on the two subject lots; MRA subsequently purchased the lots and has initiated cleanup on the way to developing a new neighborhood park.

MRA presently administers over \$7MM in TIF revenues in six Urban Renewal Districts. Since those districts are in the urban core and are second and third generation construction sites, we anticipate that TIF will be used for many future brownfields redevelopment activities, with the costs unknown until additional assessment is performed. The proposed Assessment grant will identify cleanup costs and timing issues, and will be instrumental in bringing sites forward for environmental remediation funded by TIF or the existing Brownfields Revolving Loan Fund.

We greatly appreciate the EPA funding that has been critical to redevelopment of Missoula's Urban Renewal Districts, and we are committed to leveraging local funds to brownfields redevelopment if a future Assessment grant is awarded.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ellen Buchanan', with a long horizontal flourish extending to the right.

Ellen Buchanan
Director



HOUSING AND COMMUNITY DEVELOPMENT

435 RYMAN, MISSOULA, MONTANA 59802-4297

November 9, 2017

John Engen, Mayor
City of Missoula
435 Ryman Street
Missoula, MT 59802

Dear John:


I write this letter to attest that Missoula's Brownfields Cleanup Revolving Loan Fund (RLF) currently carries a balance of **\$476,317**. Additionally, please note that Missoula's Brownfields RLF has revolved program income that is now available for loan or subgrant in support of brownfields-eligible, meritorious projects. Missoula's current program income balance is **\$650,258**.

The Office of Housing and Community Development is excited about the opportunity to utilize the prospective Assessment grant to identify more sites ripe for assistance from the Missoula Brownfields RLF. We commit to encourage and consider applications for loan or subgrant assistance from projects utilizing assessment funding. This office has successfully implemented this practice with its exhausted 2015 Assessment grant:

- Missoula provided Phase Is and IIs for ten properties that together comprise the Riverfront Triangle. We are now processing an application for an RLF loan of \$583,000 to clean up the Triangle and launch a redevelopment that is expected to be worth \$150 million.
- Missoula provided assessment and cleanup planning support to Garden City Harvest as this nonprofit food provider sought to create a headquarters at its River Road Farm; we subsequently provided a small RLF subgrant for asbestos remediation to enable Garden City to move forward with redevelopment.
- Missoula provided a Phase I on the "Shark Fin" property that a local housing nonprofit subsequently acquired; the nonprofit now seeks an RLF subgrant to clean contaminated soil at the Shark Fin in order to develop affordable housing.

The ability to pair assessment funding with RLF loans and subgrants is one that, we believe, positions Missoula to get the greatest public benefit from assessment grants. We believe that the Assessment grant, the Missoula Redevelopment Agency's urban renewal districts along the Clark Fork River and Bitterroot Spur rail road, and the RLF can, together, move projects from concept, to assessment, to cleanup, to redevelopment.

Thank you for your interest in this matter. Please advise if I may be of further assistance.



Eran Pelham, Director



OSD Development LLC

November 9, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

On behalf of Millsite Revitalization Project LLC (MRP) and OSD Development LLC (OSD), I would like to express my appreciation for the City's work to redevelop brownfields sites, and wish you success in your pursuit of an Assessment grant from EPA. After years of public-private collaboration on the Missoula Sawmill site, the vision of infill development is materializing, and the City's Brownfields Program and Missoula Redevelopment Agency (MRA) efforts have been essential early incentives. Through MRP and OSD, private investment for current buildings in construction of over \$75 million has and will create over 375,000 square feet of energy-efficient residential and commercial space in the heart of Missoula on what was once an abandoned wood products facility. City assistance with environmental due diligence and cleanup were critical to bring private development, and I have been impressed with innovative means the City has used for financing and to capture value from wastes such as abandoned concrete foundations and wood chips/sawdust. The environmental work and initial development is only the beginning.

Over the past four years, a riverfront public park, affordable housing developed by a local non-profit, and infrastructure extensions into the Old Sawmill District™ have set the stage for anticipated future private investment of another \$175 million to create a new neighborhood and complete revitalization. It is my understanding that there are many opportunities on other underutilized properties along the Bitterroot Branch rail line and in Urban Renewal Districts to see significant positive transformation. Solid experience with public incentives makes the City an ideal candidate for effective use of EPA Brownfields Program funding, and you have my support as you continue forward.

Sincerely,

Ed Wetherbee
OSD Development LLC
Millsite Revitalization Project LLC

FARRAN

REALTY PARTNERS

November 01, 2017

Mayor John Engen

City of Missoula

435 Ryman St

Missoula, MT 59802

Dear Mayor Engen:

Farran Realty Partners has been working on the Riverfront Triangle mixed-use development for approximately six years, and access to Brownfields Assessment assistance and a Brownfields Revolving Loan Fund for cleanup have been critical components. The project, which will be the largest urban mixed-use development in the history of the state, will include a conference center, hotel, parking facility, residential apartments and condominiums, ground floor retail, professional services, and office space. This project will provide the community with approximately \$200 million of private investment and will only be successful with support from the City of Missoula.

The Assessment grant and Revolving Loan Fund reduce the financial burden for private developers making projects more economically viable. There are a number of existing structures within the project that have tested positive for asbestos, which require remediation in the form of asbestos abatement. The Brownfields program will allow us to remediate the issue without financial implications that could potentially hinder the project.

It is our hope as a private developer that the City of Missoula will continue the Brownfields program, which promotes growth and redevelopment while improving the health and safety of the entire community. The Assessment grant and Revolving Loan Fund provide affordable remediation options for private developers by reducing the financial burden associated with environmental remediation issues. Without the program, there would be a greater financial burden for developers making projects less desirable.

Sincerely,



Jim McLeod

Sr. Managing Director

Attachment E

Letters of Commitment



October 25, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

Homeword is pleased to again support the EPA Brownfields Assessment Grant proposal submitted by the City of Missoula. Underutilized or abandoned properties are a concern for the economic vitality of our City, and we believe the Brownfields Assessments are and would continue to be a very useful tool and key for true community revitalization. We have worked successfully with the City to identify brownfields and tested sites that were eligible for assessment and redevelopment as options for affordable housing. In fact, we are currently writing an application to utilize the current funds for the cleanup of a site adjacent to the new Missoula Food Bank. The funds will help with the cleanup necessary to utilize this site for six affordable small homes as well as community gardens to be managed by Garden City Harvest. This site is a former junk yard with barrels and other contaminants, a continued issue for the neighborhood.

Homeword feels strongly that the proper redevelopment of urban brownfields is a critical component of our mission "...providing safe, healthy affordable housing using sustainable methods..." Brownfield redevelopment allows for core urban and neighborhood revitalization, where workforce housing, density and access to existing municipality infrastructure make complete sense.

The City of Missoula suffers from an insufficient affordable housing stock. Homeword frequently works with the City's Department of Grants and Community Programs to utilize U.S. Department of Housing and Urban Development grant funding to develop such housing. We would welcome the continued opportunity to work with that same department to identify brownfields with the potential for redevelopment as affordable housing. We are particularly interested in working with the City to identify and evaluate sites appropriate to multi-family housing, such as former warehouses and industrial properties or small non-conforming lots. In our experience, these properties often have environmental uncertainties that complicate acquisition and redevelopment, and we are very excited about the program that helps nonprofits like Homeword address those uncertainties. We are excited about this opportunity for Brownfields Assessment funding, particularly at a time when we have so many redevelopment successes to celebrate, but economic vitality and affordable housing continue to be a struggle. We wish you success with your proposal. Please let us know if we can be of assistance in any other regard.

Sincerely,

Heather McMilin
Homeword Housing Development Director



November 13, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen,

The Clark Fork Coalition is pleased to support the EPA Brownfields Assessment Grant proposal submitted by the City of Missoula. Underused or abandoned properties take a toll on the economic vitality of our City and the health of our watershed, and we believe Brownfields assessments would be a useful tool for revitalization. In fact, we would like to provide the assistance listed below to advance your Brownfields revitalization efforts, and help remove environmental stigmas from developable property.

With expertise in watershed assessment, remediation, and restoration, we believe that our input and services could positively impact environmental evaluation and cleanup activities at underused and contaminated sites. Your Brownfields program can rely on the Coalition's commitment to applying our technical skills in water quality and related environmental issues as you consider hazardous waste challenges and redevelopment in the Clark Fork watershed. I know that many of the sites you consider ripe for assessment sit on or near the banks of this critical water body, and the Coalition would welcome the chance to foster public dialogue on how best to assess and clean up pollution that threatens our waterways.

We are excited about this opportunity for Brownfields funding. Our community has many redevelopment successes to celebrate. And by continuing to focus resources and effort on removing environmental stressors, repairing overworked and abandoned riverside properties, and developing green local economies around our community's natural assets, we can create a healthy physical environment that is resilient to external shocks and rich in the natural capital that underpin livable communities. In this way, we will be creating pathways to a sustainable future, enabling people, wildlife, and waterways of Missoula to survive and thrive in a warming West.

We wish you success with your proposal. Please contact me if there are other ways to support your program.

Sincerely,

A handwritten signature in blue ink, which appears to read "Karen Knudsen".

Karen Knudsen
Executive Director



15 November 2017
875 Wyoming St Ste 305
Missoula MT 59801

Mayor John Engen
City of Missoula
435 Ryman St
Missoula, Montana 59802

Dear Mayor Engen:

This letter is written on behalf of the Riverfront Neighborhood Leadership Team. At our meeting on November 13, 2017, we unanimously voted to support City's efforts to obtain an EPA Brownfields Assessment grant application. We have directly benefited from the prior successful program on the former Champion/International Paper sawmill site. (I personally live at that site and it is a remarkable place now where I walk every day!)

The plans for additional brownfields assessment and redevelopment along the underutilized Bitterroot branch rail line in our neighborhood are part of the reason for our enthusiasm. Our neighborhood has greatly benefitted from neighborhood improvement projects, such as trail lighting and sidewalk or trail upgrades, funded by the Missoula Redevelopment Agency (MRA), and we will greatly benefit from future improvements that reach additional, underserved areas.

If your application for an EPA Brownfields Assessment grant is successful our neighborhood will greatly appreciate the city's continued commitment to environmental issues and redevelopment. We expect that the grant will allow us to meet with City Brownfields staff to discuss potential brownfields assessment sites, particularly those with public or non-profit reuse potential. We will certainly continue to interact with other neighborhood groups and provide strong support for assessment testing and subsequent cleanup that is supported by Missoula's Brownfields Revolving Loan Fund (RLF).

Without the redevelopment efforts of MRA, our neighborhood might not be host to the Hip Strip retail and dining center, the Old Sawmill District brownfields developments including Polley's Square residential/commercial space (where I live) and a 14-acre riverfront park with boat ramp. Greater use of our existing land on the southern fringe of downtown in our Riverfront Neighborhood is important for the quality of our lives. Please keep us informed of the status of local brownfields program activities.

Respectfully submitted:

William P. McLauchlan
Riverfront Neighborhood Council Leadership Team



November 6, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

The Missoula Organization of REALTORS® (MOR) is pleased to support the FY18 Brownfields Assessment Grant proposal submitted by the City of Missoula. The city's Brownfields Program has played a critical role in the redevelopment of brownfield sites within Missoula's urban area, helping to create new opportunities for economic development and attainably-priced housing. Though the Brownfields Program has achieved significant successes to date, there are still properties in need of assessment and cleanup planning. If awarded the grant, we have the highest confidence that the City of Missoula will use it to the benefit of our community.

MOR provides tools, education, and relevant services to REALTORS® in the Missoula area. Due to the unique role of REALTORS® within the redevelopment process, we believe that our members can contribute to the success of the assessment and cleanup of brownfields within the City of Missoula.

The city's Brownfields Program may continue to rely on our commitment to educate our members regarding the assistance available for site assessment and cleanup planning. In addition, we are open to updates through attendance of MOR committee meetings or through other means to keep our members informed of the relevance of the Brownfields Program to REALTORS® and the development community.

We are excited about this opportunity for brownfields assessment funding at a time when we have significant redevelopment successes to celebrate, but creating more high-paying jobs and increasing the affordability of housing are works in progress. Please contact me with any further opportunities to support the Brownfields Program.

Sincerely,

Sam Sill – Public Affairs Director

November 8, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802



Mayor Engen,

As an economic driver for Downtown Missoula, the Downtown Business Improvement District supports the City of Missoula's application for the EPA Brownfields Assessment Grant. As one of three organizations under the umbrella of the Downtown Missoula Partnership, the BID joins the Missoula Downtown Association and the Missoula Downtown Foundation in the efforts to implement the Downtown Master Plan.

One of the primary goals of the plan is to increase the number of housing units in and around Downtown by a total of 3,000 over a 20-year stretch. Missoula's focus-inward strategy for growth requires us to develop and redevelop properties in and around the Heart of Missoula. The high cost of housing in Missoula can be partially addressed by redeveloping blighted and contaminated properties. We must continue our diligence to build low income and market rate housing near employment centers and transit services, and land assessment is an important step in the process.

We know the EPA Brownfields Program is a useful tool for revitalizing abandoned and underutilized properties. We applaud the city's efforts to attract and allocate funds towards land assessment and cleanup where needed.

The Downtown BID can help identify properties ripe for assessment and redevelopment, especially along the railyard and the river, and we can connect city leadership with property owners. We can also offer our communication tools and outreach to help city leaders connect with and educate community members about the EPA's Brownfields program.

The City of Missoula has been masterful in its redevelopment efforts, but our work in building affordable housing and economic vitality must continue to be a community priority. Thank you for providing us the opportunity to support your application for the EPA Brownfield Assessment Funds and to work with you on building Downtown Missoula as a place where people are inspired to live, work, shop and play.

If we can be of further assistance, don't hesitate to reach out to Executive Director Linda McCarthy via phone (543-4238) or email (linda@missouladowntown.com). Thanks for your efforts and support.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim France".

Tim France
President of the Board of Trustees



Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

The Missoula Area Chamber of Commerce is pleased to support the EPA Brownfields Assessment Grant proposal submitted by the City of Missoula. Underutilized or abandoned properties are a concern for the economic vitality of our city, and we believe Brownfields assessments are a useful tool for revitalization. We would like to provide the assistance listed below to further your Brownfields revitalization efforts, and help remove environmental stigmas from developable property.

Your Brownfields program can rely on our commitment to:

- Educate our members regarding availability of Brownfields funds for site assessment and cleanup planning;
- Provide opportunity for City personnel to present their Brownfields Program at a committee meeting.

Our organization is focused on advocating for a healthy, responsible and diverse business environment. When we educate our members on the availability of Brownfields funds for site assessment and cleanup planning, our mission is furthered together with expansion of Brownfields activities conducted through your program. We believe that our input and assistance could positively impact environmental assessment and cleanup at these underused and often contaminated sites.

We are excited about this opportunity for continued Brownfields funding, particularly at a time when we have so many redevelopment successes to celebrate, but economic development and affordable housing continue to be challenges.

On a related note, past experience has shown that projects to revitalize Missoula's Brownfield sites could benefit from efforts to streamline the relevant Montana Department of Environmental Quality administrative processes. The Chamber respectfully requests that Mayor Engen support efforts to streamline these processes as doing so will further encourage revitalization of Brownfield sites.

We wish you success with your proposal. Please contact me if there are other means to support your program, or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Latrielle".

Kim Latrielle - President/CEO



1500 BURNS ST.
MISSOULA, MONTANA 59802
PHONE: (406) 829-0873
(406) 829-8414
WWW.NMCDC.ORG
EMAIL: NMDCDC@MONTANA.COM

October 23, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

The North-Missoula Community Development Corporation (NMCDC) is pleased to support the EPA Brownfields Assessment Grant proposal in submission by the City of Missoula. Underutilized or abandoned properties are a concern for the economic vitality of our City, and NMCDC believes Brownfields assessments can be a useful tool in the revitalization process. As you know, the NMCDC has a long history of experience with Brownfield monitoring and in support for with the City's remediation efforts. See the following as examples:

- NMCDC, in collaboration with the Missoula City-County Health Department (MCCHD), assisted with a Brownfields assessment grant in 1999 to evaluate the potential health impacts of the White Pine Sash (WPS) state superfund site on the nearby residential neighborhood;
- Again in partnership with MCCHD, NMCDC was a principal in application for and administration of a 2001-2002 grant from the National Association of County and City Health Officials and the Agency for Toxic Substances and Disease Registry to conduct an epidemiological survey and informational program for former WPS employees and nearby neighbors of the facility.
- NMCDC promoted and helped the City plan redevelopment of a portion of the White Pine Sash site for White Pine Park;
- The NMCDC has been pleased to write letters supporting other City Brownfield applications and has, itself, been a sub-grant recipient from the City's Brownfields Revolving Loan Fund that remediated hazardous materials at NMCDC's Burns Street Community Center and Food Hub and in hazardous materials abatement of a city red-tagged and severely blighted apartment building in an urban renewal district; and,
- As the Executive Director of the NMCDC and through your invitation, was a multi-year member of the City's former Brownfields Revolving Loan Fund oversight committee.

The NMCDC's **vision** is healthy neighborhoods and communities of opportunity in which people of all ages and abilities can live, work and play. The organization's **mission** is to build from community strengths to form partnerships for economic revitalization and holistic land stewardship. By principle, the NMCDC would be pleased to help further your Brownfields revitalization efforts, and help remove environmental stigmas from underutilized properties.

There have been multiple identified brownfields in the NMCDC's service area. These have included two "high priority" State of Montana Comprehensive Environmental Cleanup and Responsibility Act (CECRA) sites, White Pine Sash and the Burlington Northern Refueling facility. Other sites deserve further examination, including the former Van Evans mill site, in the Northside's proposed Urban renewal District and the old Whittier Elementary School, perennially under consideration for sale by the school district.

In that regard, the City's Brownfields program can rely on NMCDC's commitment to educate community members regarding citywide availability of funds for site assessment and cleanup planning. NMCDC as well as it is able will gladly help identify sites -- especially those with redevelopment potential, near parks and trails, or with the potential for mixed uses and affordable housing. I believe that NMCDC's input and assistance could positively impact environmental assessment and cleanup at a number of underused and potentially contaminated sites.

NMCDC is excited about this opportunity for Brownfields funding, particularly at a time when Missoula has so many redevelopment successes to celebrate. Even with these victories, though, economic vitality and housing opportunity need to be priorities in *all* Missoula's neighborhoods and among *all* of Missoula's citizens. The NMCDC believes that the community needs to explore how Brownfield funding could be better and more proportionately harnessed in service to environmental justice and social justice ends. Please contact me if there are other means whereby I can help support such efforts. I wish you success with the current proposal.

Sincerely,



Bob Oaks
E.D., NMCDC

C: John Adams
Grants Administrator
Missoula Housing and Community Development



PO Box 8881
Missoula, MT 59807-8881

November 7, 2017

Mayor John Engen
City of Missoula
435 Ryman St
Missoula, Montana 59802

RE: EPA Brownfields Assessment Grant for the City of Missoula - Letter of Support

Mr. Engen;

On behalf of the Bike Walk Alliance for Missoula, I am pleased to announce our support for the City of Missoula's application to receive an EPA Brownfields Assessment Grant. Based upon our experience, we recognize the need to support the health and safety of our community members by improving and updating existing trails and open spaces in Missoula, in particular by revitalizing underutilized spaces.

BWAM's mission is to improve the safety, accessibility, and enjoyment of the Five Valley area by promoting and enhancing bicycling and walking for everyday transportation and recreation. As such, BWAM agrees to serve as a collaborative partner with the EPA Brownfields Assessment Grant for Missoula by: advocating for revitalization of sites that connect trails in our city, such as the Riverfront Triangle and the edge of the Bitterroot Branch rail line; participating in City decision making processes to promote infill development on underutilized sites; and promoting the usage of trails and sites for transportation and recreation among our organization's members and in our community. This collaboration will not only benefit our community but also our own organization as it will help to further our mission of encouraging and enhancing non-motorized transportation.

Our current trail system is in need of improvements to encourage connectivity and efficiency. The EPA Brownfields Assessment Grant and associated redevelopment efforts will give Missoulians the support and safety necessary to commute and recreate by foot and bike, increasing the health and livability of the city. The Bike Walk Alliance for Missoula considers it a priority to support this effort to deliver projects that create a self-determining, healthy, and vibrant community. With gratitude, thank you for your consideration of this project. For further information, please feel free to contact me by phone at 614-738-5610 or by e-mail at paprika456@gmail.com.

Sincerely,

Julia Schechter
Secretary
Bike Walk Alliance for Missoula



October 23, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, MT 59802

Dear Mayor Engen:

Missoula Housing Authority is pleased to support the EPA Brownfields Assessment Grant proposal submitted by the City of Missoula. Underutilized or abandoned properties are a concern for the economic vitality of our City, and we believe Brownfields assessments would be a useful tool for revitalization. We would like to provide the assistance listed below to further your Brownfields revitalization efforts, and remove environmental stigmas from developable property.

You can rely on our commitment to work with the City to identify brownfields potentially ripe for assessment and redevelopment as low- or mixed-income housing.

Missoula Housing Authority's mission is to provide quality housing solutions for low and middle income households in Missoula and the surrounding area through creative partnerships and innovative development. The lack of available land is a significant barrier to the creation of housing opportunities for the citizens of Missoula. Identifying and revitalizing these underused and often contaminated sites could be the key to providing these critically needed resources to our community. When we identify Brownfields potentially ripe for assessment and redevelopment our mission is furthered together with expansion of Brownfields activities conducted through your program.

We are excited about this opportunity for Brownfields funding, particularly at a time when we have so many redevelopment successes to celebrate, but economic vitality and affordable housing continue to be a struggle. We wish you success with your proposal. Please feel free to contact me if there are other ways to support your program.

Sincerely,

Lori Davidson
Executive Director





Poverello Center, Inc.

food • shelter • help • hope

Board of Directors

Keegan Flaherty
President

TJ McDermott
Vice President

Colin Woodrow
Secretary

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*Jennifer Gibson-
Snyder*

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Barbara Sawyer

Aaron Derry

Katie Sullivan

Matt Lowy

Christopher Tilleman

LIVE UNITED



United Way of Missoula County
MissoulaUnitedWay.org

P.O. Box 7644
Missoula, MT
59807

October 24, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

The Poverello Center is pleased to support the EPA Brownfields Assessment Grant proposal submitted by the City of Missoula. Underutilized or abandoned properties are a concern for the economic vitality of our City, and we believe Brownfields assessments would be a useful tool for revitalization. We would like to provide the assistance listed below to further your Brownfields revitalization efforts, and help remove environmental stigmas from developable property.

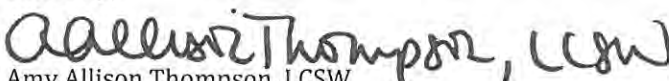
Your Brownfields program can rely on our commitment to provide positive testimony regarding our experience with the City's Brownfields Program. In 2014, the Poverello Center opened a new \$6,000,000 homeless shelter and soup kitchen on the site of the former Trail's End Tavern. Demolition of the Trail's End was enabled by, first, a Targeted Brownfield Assessment provided by Region 8 of the U.S. Environmental Protection Agency, and second, a \$60,000 subgrant provided by the City's Brownfields Revolving Loan Fund. We are eager to share with other entities, particularly our partners in providing housing and other basic necessities to those most in need, our very positive experience with the City's Brownfields Program.

As a result, we have been able to provide more effective and targeted services to those in need in our community, rather than focusing excessive amounts of time on the maintenance of a decrepit, failing building.

Our organization is focused on providing food, shelter, help and hope to all who ask, and we believe that our experience, input and assistance could positively impact environmental assessment and cleanup at these underused and often contaminated sites. When we work together to provide positive testimony and share our experience, our mission is furthered together with expansion of Brownfields activities conducted through your program.

We are excited about this opportunity for Brownfields funding, particularly at a time when we have so many redevelopment successes to celebrate, but economic vitality and affordable housing continue to be a struggle. We wish you success with your proposal. Please contact me if there are other means to support your program.

Sincerely,



Amy Allison Thompson, LCSW
Executive Director



October 30, 2017

Mayor John Engen
City of Missoula
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

Montana & Idaho Community Development Corporation is pleased to support the EPA Brownfields Assessment Grant proposal submitted by the City of Missoula. Underutilized or abandoned properties are a concern for the economic vitality of our City, and we believe Brownfields assessments would be a useful tool for revitalization. We would like to provide the assistance listed below to further your Brownfields revitalization efforts, and help remove environmental stigmas from developable property.

Your Brownfields program can rely on our continued commitment to educate developers and entrepreneurs regarding the availability of Brownfields funds and help identify sites with redevelopment potentiation.

Our organization is focused on strengthening community prosperity and we believe that our input and assistance could positively impact environmental assessment and cleanup at these underused and often contaminated sites. When we educate developers and entrepreneurs our mission is furthered together with expansion of Brownfields activities conducted through your program.

We are excited about this opportunity for Brownfields funding, particularly at a time when we have so many redevelopment successes to celebrate, but economic vitality and affordable housing continue to be a struggle. We wish you success with your proposal. Please contact me if there are other means to support your program.

Sincerely,

Dave Glaser, President
Montana & Idaho Community Development Corporation

T 406.728.9234
F 406.542.6671
mtcdc.org

MISSOULA
229 E. Main St.
Missoula, MT 59802

BOZEMAN
222 E. Main St., Ste. 202
Bozeman, MT 59715

BOISE
1109 Main St., Ste. 330
Boise, ID 83702



Forward Thinking, High Achieving.

Missoula County Public Schools
215 South 6th West
Missoula, MT 59801
406-728-2400, Ext. 1026

November 13, 2017

Mayor John Engen
435 Ryman Street
Missoula, Montana 59802

Dear Mayor Engen:

Missoula County Public Schools (MCPS) is supportive of the City of Missoula's pending application for an EPA Brownfields Assessment Grant. Underutilized or abandoned properties are a concern for the economic vitality of the Missoula area, and we believe Brownfields assessments would be a useful tool for revitalization. In particular, MCPS owns multiple aging buildings, some of which may be sold and redeveloped into other purposes, and City assistance addressing building materials concerns such as asbestos could prevent these buildings from being underutilized. We are very proud of the redevelopment successes Missoula has had, but we know there is much more to be done. If the grant application is successful, you can count on MCPS to provide space for public meetings regarding the City Brownfields Program, and to review our legacy properties to identify where brownfields assistance could be a part of redevelopment.

When property in Missoula gets redeveloped and values increase, public revenues increase, and that benefits MCPS as well. Redevelopment also serves the role of removing blighted areas that are potentially hazardous for children. We are in full support of your efforts to assess and cleanup problem properties, and we wish you success with your EPA Brownfields Assessment grant proposal.

Sincerely,

Mark A. Thane, Superintendent



**GARDEN CITY
HARVEST**

November 7, 2017

Mayor John Engen
City of Missoula
435 Ryman
Missoula, MT 59802

Dear Mayor Engen,

Garden City Harvest supports the City of Missoula's current application for an EPA Brownfields Assessment Grant, and greatly appreciates the continued attention to revitalization of brownfields in Missoula. As a local farming and gardening nonprofit, we operate 20 sustainable sites throughout the community, two of which are in urban renewal districts and a third is adjacent to one, and we have received prior brownfields funding.

Garden City Harvest's mission is to build community through agriculture by growing food with and for people with low incomes, offering education and training in ecologically conscious agriculture and using our sites for personal restoration.

In 2016, we received brownfields funding that assisted with due diligence and cleanup at our River Road Farm where we ran tests for asbestos and lead, then deconstructed a blighted building prior to construction of new facilities that will create more public usable space at that site.

We appreciate the City's efforts to include open space and urban farms and gardens in planning for improvement in its urban renewal districts, and are committed to assist the City in assessment of such. During such assessment we would take part by:

- Hosting events that highlight our successful redevelopment project.
- Offering more than 20 years of experience in creating and maintaining urban farms and gardens in Missoula.
- Offering advice and guidance in soil improvement of gardens.

Garden City Harvest depends on collaborative partnerships to create each of its farms and gardens and continue this work for years to come. We are excited about this opportunity for brownfields funding at a time when our community has so many redevelopment successes to celebrate, with even more opportunities ahead.

Good luck with your proposal. Please let me know if there is more we can do to support this important work for a cleaner, healthier community.

Sincerely,

Jean Zosel
Executive Director

PO Box 205
Missoula, MT 59806
www.gardencityharvest.org

grow. feed. inspire.

Attachments F

Threshold Criteria Responses

Threshold Criteria

1. Applicant Eligibility: As a General Purpose Unit of Local Government, the City of Missoula, Montana is an eligible applicant for an EPA Brownfields grant.

2. Community Involvement: The City of Missoula understands the value of community and stakeholder involvement in the Brownfields assessment program, and has held multiple meetings with neighborhood groups in the focus area, as well as real estate professionals in preparation for this proposal. The City intends to inform and involve the community and other stakeholders during the planning and implementation phases of this project. Please see Section 3 in the Narrative Proposal for more information on the City's community engagement efforts.

The City of Missoula will take the following Community Outreach steps under this grant:

1. Prepare a Community Outreach Plan
2. Continue the Brownfields Committee
3. Hold open community meetings
4. Present current information to Neighborhood Councils in the focus area
5. Meet with landowners and developers to discuss assessments, cleanup, and redevelopment potential of specific properties
6. Prepare educational fact sheets for sites assessed
7. Create press releases for publication in the local daily newspaper
8. Maintain and update the City Brownfields Program web page
9. Post brownfields information and request input via social media

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/15/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Missoula

* b. Employer/Taxpayer Identification Number (EIN/TIN):

81-6001293

* c. Organizational DUNS:

0143138940000

d. Address:

* Street1:

435 Ryman Street

Street2:

* City:

Missoula

County/Parish:

* State:

MT: Montana

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

59802-4292

e. Organizational Unit:

Department Name:

Housing and Community Developm

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

John

Middle Name:

* Last Name:

Adams

Suffix:

Title:

Grants Administrator III

Organizational Affiliation:

* Telephone Number:

406-552-6397

Fax Number:

* Email:

jadams@ci.missoula.mt.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Missoula Brownfields Area-Wide Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

| | |
|---------------------|---|
| * a. Federal | <input type="text" value="300,000.00"/> |
| * b. Applicant | <input type="text" value="8,000.00"/> |
| * c. State | <input type="text" value="0.00"/> |
| * d. Local | <input type="text" value="0.00"/> |
| * e. Other | <input type="text" value="0.00"/> |
| * f. Program Income | <input type="text" value="0.00"/> |
| * g. TOTAL | <input type="text" value="308,000.00"/> |

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: